



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

*"To Enrich Lives Through Effective And Caring Service"*

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September 30, 2014

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

30 September 30, 2014

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC WORKS:  
SAN FERNANDO VALLEY FAMILY SUPPORT CENTER PROJECT  
AWARD CONSULTANT SERVICES AGREEMENT  
AWARD BID ALTERNATES  
CAPITAL PROJECT NOS. 77190 AND 70984  
THIRD DISTRICT  
(3 VOTES)**

**SUBJECT**

Approval of the recommended actions will award a consultant services agreement for as-needed materials testing and inspection services; and approve various contract amendments awarding contractually-included bid alternates for the San Fernando Valley Family Support Center Project.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the repair and/or replacement of the existing perimeter property fence and the exterior improvements to the existing Mid-Valley Comprehensive Health Center exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the San Fernando Valley Family Support Center Project.
2. Find the as-needed materials testing and inspection services and inclusion of a noise masking system in the office building are included in the scope of the impacts analyzed in the previously certified Environmental Impact Report for the San Fernando Valley Family Support Center Project.
3. Award and authorize the Director of Public Works, or her designee, to execute a consultant services agreement with Ninyo & Moore for a \$750,000 not-to-exceed fee for as-needed materials testing and inspection services for the San Fernando Valley Family Support Center Project.

4. Approve and authorize the Director of Public Works, or her designee, to execute a contract amendment with Charles Pankow Builders, LTD., awarding a contractually-included bid alternate for exterior improvements to the existing Mid Valley Comprehensive Health Center for an amount of \$582,017.
5. Approve and authorize the Director of Public Works, or her designee, to execute a contract amendment with Charles Pankow Builders, LTD., awarding a contractually-included bid alternate to repair and/or replace the existing perimeter property fence for an amount of \$184,655.
6. Approve and authorize the Director of Public Works, or her designee, to execute a contract amendment with Charles Pankow Builders, LTD., awarding a contractually-included bid alternate for inclusion of a noise masking system in the new office building for an amount of \$314,747.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find the repair and/or replacement of the existing perimeter property fence and the exterior improvements to the existing Mid-Valley Comprehensive Health Center (Health Center) exempt from the California Environmental Quality Act (CEQA) and will find the as-needed materials testing and inspection services, and inclusion of a noise masking system in the new office building are within the scope of the impacts analyzed in the previously certified Environmental Impact Report (EIR); award a consultant services agreement for as-needed materials testing and inspection services; and approve various contract amendments awarding contractually-included bid alternates for the San Fernando Valley Family Support Center Project (Project).

#### **Background**

In May 2013, the Board awarded a design-build contract to Charles Pankow Builders, LTD.(Pankow), for a maximum contract sum, inclusive of allowances and bid alternates, of \$139,310,429 for development of the Project to improve the quality and delivery of County services in the San Fernando Valley.

The Project consists of a new 212,000-square-foot, five-story office building, including 4,000 square-feet of retail/food service space; a multi-story parking structure with 1,348 parking spaces; and various site improvements, including new signage, driveways, sidewalks, and landscaping. The Project is being built around the existing Health Center, which has remained open during construction and will continue to operate after the Project is completed.

The Project is currently in construction and proceeding on schedule and within budget.

#### **Consultant Services Agreement**

Under the recommended consultant services agreement, Ninyo & Moore will provide materials testing and inspection services for a \$750,000 not-to-exceed fee to assure that the materials, products, and processes used by the design-builder during construction comply with the approved construction documents and various code requirements and standards. The scope of work includes, among other things, testing and special inspection services for soils, structural concrete and steel, masonry, high-strength bolts, and welding. For the initial phases of work, Department of Public Works (Public Works) has provided materials testing and special inspection services through an

existing Board-approved as-needed contract.

### Contract Amendments Awarding Bid Alternates

The Board-approved design-build contract with Pankow is for a maximum contract sum of \$139,310,429, including \$121,520,953 for the base contract sum, \$10,000,000 for the design completion allowance, \$1,071,248 for permits and fees, \$1,563,749 for furniture, and \$5,154,479 for 11 bid alternates.

The County required all of the design-build proposers to include prices in their bids for a variety of additive alternate items. When Pankow was selected as the best value design-builder, the 11 proposed additive bid alternate prices submitted in Pankow's bid were included in its design-build contract as components of the maximum contract sum. The proposed amount for each bid alternate is based on the competitive pricing obtained at the time of bid. After further review and consideration of the 11 bid alternates submitted by Pankow, we are recommending three contract amendments to award six of the 11 contractually-included bid alternates included in the Board-approved contract, including three related to exterior improvements of the Health Center, two for repair and/or replacement of the existing perimeter security fencing, and one related to improving the acoustics in the new office building.

The three recommended contract amendments are as follows:

- 1) The existing Health Center will be integrated with the new office building and parking structure in a campus style setting. The recommended contract amendment for \$582,017 will award three of the bid alternates for exterior improvements to the existing Health Center, including painting of the building exterior, cladding the exterior stair tower of the building with a metal skin, and installing a canopy over the building main entrance. These improvements will be completed with complementary colors and finish materials similar to the new office building, parking structure, and site signage to enhance and make the existing Health Center consistent in appearance with the rest of the new campus.
- 2) The perimeter of the campus property along the south and west property boundaries is secured with an assortment of fencing of various styles, with some in poor condition. The recommended contract amendment for \$184,655 will award two of the bid alternates to repair and/or replace the existing perimeter property fence for a total of \$184,655. The scope of work will include the repair and repainting of some of the existing fencing, and the replacement of the majority of the remaining fencing to provide a consistent perimeter security fence around the new campus.
- 3) The new office building will include client interview rooms on the ground floor and large open office areas with modular workstations on the upper floors. The recommended contract amendment for \$314,747 will award the bid alternate for inclusion of a noise masking system in the new office building for better acoustics. Also known as a white noise system, this system will provide speakers strategically placed throughout the interior of the building that will be computer programmed and controlled to emit background noise to provide a more consistent acoustic environment and help provide privacy.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3), by investing in public infrastructure, which will support the timely delivery of customer-oriented and efficient public services to families of the San Fernando

Valley area by maximizing the effectiveness of process, structure, and operations.

### **FISCAL IMPACT/FINANCING**

The total Project cost, including land acquisition, scoping documents, construction, consultant services, plan check, miscellaneous expenditures, civic art allocation, and County services, is currently estimated at \$175,895,000, which is consistent with the amount approved by the Board on November 20, 2012. The Project Schedule and Budget Summary are detailed in the Attachment.

The recommended contract amendments for the bid alternates will cost \$1,084,419, which will be funded with the bid alternate funding included as part of the approved design-build contract. Also, the approved Project budget includes funding for materials testing and inspection services that will be used to fund the recommended consultant services agreement with Ninyo & Moore for a \$750,000 not-to-exceed fee.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard consultant services agreement, in the form previously approved by County Counsel, will be used. The agreement will contain terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs, Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code Chapter 2.202; and the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination or renegotiation.

### **ENVIRONMENTAL DOCUMENTATION**

On November 20, 2012, the Board certified the EIR and adopted the Mitigation Monitoring and Reporting Program for the Project. The as-needed materials testing and inspection services and inclusion of a noise masking system in the new office building are included in the scope of the impacts analyzed in the previously certified EIR. The previously adopted mitigation measures remain applicable and will be enforced to ensure that the Project will have no significant adverse effects on the environment.

The repair and/or replacement of the existing perimeter property fence and exterior improvements to the existing Health Center are exempt from CEQA because they are within certain classes of projects that have been determined not to have a significant effect on the environment in that the work meets the criteria set forth in Sections 15301(a), (d), (e), and (l)(4) of the CEQA Guidelines, and Classes 1(c), (d), (g)(1), (h)(4), (m), and (s) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The improvements involve repair, maintenance, and minor alterations of existing structures with no expansion of an existing use. Additionally, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption

inapplicable based on the Project records.

Upon the Board's approval to award the bid alternates, Public Works will file with the Registrar-Recorder/County Clerk a Notice of Exemption in accordance with Section 15062 of the CEQA Guidelines for the repair and/or replacement of the existing perimeter property fence and the exterior improvements to the existing Health Center, and a Notice of Determination pursuant to Section 21152(a) of the California Public Resources Code for the as-needed materials testing and inspection services, and inclusion of a noise masking system in the new office building.

### **CONTRACTING PROCESS**

On February 13, 2013, Public Works issued a Request for Proposals (RFP) for as-needed materials testing and inspection services for the Project. This contract opportunity was listed on the County's "Doing Business with the County" website and Public Works' website. A total of ten firms submitted proposals on April 11, 2013. An Evaluation Committee with representatives from the Chief Executive Office, the Department of Public Social Services, and Public Works reviewed and ranked the proposals based on criteria, including quality and responsiveness of proposal, qualifications and experience, and standard services and work plan. Based on review and evaluation of the proposals, the Evaluation Committee selected Ninyo & Moore as the best qualified firm for the Project.

For the initial phases of work, Public Works has provided materials testing and special inspection services through an existing Board-approved as-needed contract.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The Health Center will remain fully operational during construction. Public Works will continue to coordinate construction activities with the Department of Health Services to minimize inconvenience to staff and patients to the fullest extent possible.

### **CONCLUSION**

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and the Department of Public Works, Project Management Division I.

The Honorable Board of Supervisors

9/30/2014

Page 6

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

TJ:MDS:zu

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Arts Commission  
Auditor-Controller  
Child Support Services  
Children and Family Services  
Community and Senior Services  
Health Services  
Internal Services  
Mental Health  
Probation  
Public Health  
Public Social Services  
Public Works  
Treasurer and Tax Collector

September 30, 2014

**ATTACHMENT**

**DEPARTMENT OF PUBLIC WORKS:  
SAN FERNANDO VALLEY FAMILY SUPPORT CENTER PROJECT  
AWARD CONSULTANT SERVICES AGREEMENT  
AWARD BID ALTERNATES  
CAPITAL PROJECT NOS. 77190 AND 70984**

**I. PROJECT SCHEDULE SUMMARY**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Project Scoping Documents	10/09/2012*
Award Design-Build Contract	05/21/2013*
Construction Documents	11/18/2013*
Jurisdictional Approvals	07/15/2014
Construction Start	08/16/2013*
Substantial Completion	08/31/2015
Final Acceptance	10/30/2015

\* Actual Completion Date

## II. PROJECT BUDGET SUMMARY

Project Activity	Board-Approved Budget	Impact of this Action	Revised Project Budget
Land Acquisition	\$ 132,000		\$ 132,000
Construction			
Design-Build Contract	\$ 139,310,429	\$ 0	\$ 139,310,429
Job Order Contract	2,727,078	0	2,727,078
Change Orders	10,981,107	0	10,981,107
Departmental Crafts	0	0	0
Youth Employment	0	0	0
Construction Consultants	0	0	0
Misc. Expense (Gordian Group Fees)	0	0	0
Telecomm Equip. Affixed to Building	0	0	0
Civic Arts	1,000,000	\$ 0	1,000,000
Subtotal	\$ 154,018,614	\$ 0	\$ 154,018,614
Equipment	\$ 2,322,000	\$ 0	\$ 2,322,000
Programming/Development	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 3,075,000	\$ 0	\$ 3,075,000
Consultant Services			
Site Planning	\$ 0	\$ 0	\$ 0
Hazardous Materials	80,000	0	80,000
Geotech/Soils Report and Soils Testing	200,000	0	200,000
Material Testing	750,000	0	750,000
Cost Estimating	0	0	0
Topographic Surveys	35,000	0	35,000
Construction Management	2,565,480	0	2,565,480
Construction Administration	0	0	0
Environmental	450,000	0	450,000
Labor Compliance	359,724	0	359,724
Legal	50,000	0	50,000
Construction/Change Order	0	0	0
Other Consultants	50,000	\$ 0	50,000
Subtotal	\$ 4,540,204	\$ 0	\$ 4,540,204
Miscellaneous Expenditures	\$ 425,000	\$ 0	\$ 425,000
Owner Contingency	\$ 6,791,537	\$ 0	\$ 6,791,537
Jurisdictional Review/Plan Check/Permit	\$ 740,645	\$ 0	\$ 740,645
County Services			
Code Compliance Quality Control Inspection	\$ 1,400,000	\$ 0	\$ 1,400,000
Design Review	40,000	0	40,000
Design Services	5,000	0	5,000
Contract Administration	425,000	0	425,000
Project Management	1,855,000	0	1,855,000
Project Management Support Services	125,000	0	125,000
ISD Job Order Contract Management	0	0	0
DPW Job Order Contract Management	0	0	0
ISD ITS Communications	0	0	0
Project Security	0	0	0
Project Technical Support	0	0	0
ISD Countywide Contract Compliance Section	0	0	0
County Counsel	0	0	0
Other: Contract Recovery	0	\$ 0	0
Subtotal	\$ 3,850,000	\$ 0	\$ 3,850,000
<b>TOTAL</b>	<b>\$ 175,895,000</b>	<b>\$ 0</b>	<b>\$ 175,895,000</b>